

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, August 4, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Robert Smith, President; Cindy Spoljaric, Vice-President, Robert Horkay, Ginny Kelleher, Daniel Degnan, Pete Emigh, Bill Sanders, Rob Stokes, and Bob Spraetz.

Commission Members Absent: NONE

City Staff Present: Gregory J Anderson, Director CD and Brian Zaiger, City Attorney; and Al Salzman, Senior Planner.

Anderson reviewed the Workshop Purpose, General Procedures and Public Hearing Rules, and Rules of Conduct.

PUBLIC HEARING

Case No. 0807-DP-10 & 0807-SIT-09
Petitioner Westfield Parks & Recreation Department
Description 500 Deer Walk Trace, Requests Development Plan and Site Plan review of proposed improvements to Freedom Trail Park, approximately ten (10) acres in the SF-2 District.

A Public Hearing opened at 7:07 p.m.

Mr. Curt Cooley reviewed the petition and discussed changes made to the plan including the parking lot being added back in the plan as advised by the Community Development Department and the Mayor's Office due to public safety concerns.

Anderson discussed the compliance of the plan itself and stated staff had been focused more on the public safety aspect of the plan in getting vehicles off the street in the residential area to allow for emergency vehicles if necessary.

Ms. Debbie Barbour expressed concerns including the need for an additional parking lot since there is an existing parking lot which is never full, and suggested extending the sidewalk to where it ends now to up the hill to the current field, which would be less expensive, and only park on one side of the street.

Ms. Cheryl Bender stated the additional parking lot will affect them because of all the children and animals in the area. She expressed concern about the cost of the parking lot and the gates.

Mr. Herb Gaunt expressed concern about the overall process and what the City is doing, how this will be accomplished, and whether the City is listening to the citizens. He also stated concern about whether or not there will be lights as it was promised originally that there would be no lights. He asked the Commission to continue this proposal in order to gather more information.

Mr. Gerry Bush expressed concern regarding previous promises which have been made and not followed through on including paved walkways and treed berms. He also stated that the parking lot is not necessary.

Mr. Terry Harris expressed similar concerns about previous promises. He stated he does not want the parking lot and does not see a need for it.

Mr. Eric Rodenbarger stated he measured the distance, and it is 365 feet from the existing parking lot to the proposed location of the new parking lot. He questioned codes about a parking lot that close to his home. He further stated he has not had enough time to research the laws. He expressed concerns including cost, loss of property value, privacy, and higher berm to protect privacy. He requested more time for research.

Mrs. Molly Rodenbarger stated the parking lot will be a major safety issue for her children. She also stated the other parking lot is not full and the reasons for the additional parking lot keep changing. She believes the reasons for the changes are to cater to the WYSI and meeting their needs rather than the original intent of the park

Mrs. Julie Robbins does not believe there is any safety issue but that people are being lazy. She further stated the City should be looking at green space and not a parking lot. She also expressed concern about the cost.

Mr. Hitesh Patel expressed concern about promises made by the school including paving the walks, putting up trees, etc., which were never kept. He questioned accountability and who will enforce the overflow of traffic potentially on the street or in the parking lot.

Mr. Barry Simpson stated the overwhelming majority of the neighbors do not want the parking lot. He also stated the parking lot will not prevent cars from still parking on the streets in the neighborhood since there are only 54 parking spaces in the proposed lot. He also expressed concern about property values, cost, dust control, original promises not yet fulfilled, lack of detail, and discussed some proposed commitments regarding the parking lot if approved.

Cooley responded to public hearing comments, stating there will be no practice on these fields. He further stated there is an existing landscape plan,. He also stated this is a plan so that as the Department is able to fund it, the plans will be implemented.

The Public Hearing closed at 8:10 p.m.

Discussion followed regarding:

- Emigh asked about the agreement with WYSI and the time frame of that agreement.
- Zaiger reminded the Commission that the task before them does not include budgetary issues or future uses, but compliance of the particular petition.
- Kelleher asked about the lack of landscape plan; lighting plan; she also asked whether safety issues exist.
- Stokes asked if there are other options for additional parking
- Spoljaric stated she has not received the information needed in order to adequately review this petition and approve at this time.
- Zaiger reminded the Commission that their purpose is to determine whether this petition is compliant with the ordinance and if not, to identify where it fails to comply with the ordinance.
- Spoljaric asked about building materials and site access and circulation.

Motion: That this matter come back in two weeks before the Advisory Plan Commission, by way of a public hearing, in order for staff to address non-compliant issues including landscaping plan, lighting plan, building materials and traffic circulation including public safety concerns.

Motion by: Smith; Second by: Kelleher; Vote: (8-0)

NEW BUSINESS

Case No.	0808-PUD-02 0808-DP-11 0808-SPP-02
Petitioner	The Estridge Group
Description	1010 West 146 th Street, Requests a change in zoning from the SF-2 District to the Brookie PUD District for approximately eight (7.82) acres. 1010 West 146 th Street, Requests Development Plan and Subdivision Primary Plat review of an addition to Centennial South, fourteen (14) lots on approximately eight (7.82) acres, in the SF-2 District.

Mr. Al Salzman reviewed the petitions, related petitions, and staff reports. He stated there have been ongoing discussions with WFD and WPWD regarding access to the additional property and that the plans need to be amended to reflect those agreed upon

changes. He further stated that staff believes this revision is compliant with the PUD ordinance and that staff recommends this move forward for public hearing at the next available date.

Mr. Brian Stumpf, Estridge Companies, presented details of the petitions as well as some background information.

Spoljaric asked if there will be additional architectural requirements for rear yards facing streets

This item will be forwarded to the August 18 Public Hearing meeting.

PLAN COMMISSION COMMENTS

Spoljaric asked about ordinance comments and changes from the APC members and monthly updates.

Anderson stated that Jennifer Miller will be the Project Manager for the Zoning Ordinance Update. He further stated a summary will be presented at the next Workshop meeting.

ADJOURNMENT (9:33 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP